176.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	178,000 / 178,000
					USE VALUE:	178,000 / 178,000
					ASSESSED:	178,000 / 178,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		HIBBERT ST-LEX, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONG MICHAEL C & ANNE P
Owner 2:	
Owner 3:	
Street 1:	19 HIBBERT ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	WALKER JAKE T & JEANETTE -
Owner 2:	-
Street 1:	19 HIBBERT ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 1,340 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1340.000	81,400		96,600	178,000
Total Card	0.031	81,400		96,600	178,000
Total Parcel	0.031	81,400		96,600	178,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 120.11 | /Parcel: 120.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117910

GIS Ref

GIS Ref

Insp Date 07/09/18

!13713!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	81,400	0	1,340.	96,600	178,000	178,000	Year End Roll	12/18/2019
2019	101	FV	65,600	0	1,340.	95,300	160,900	160,900	Year End Roll	1/3/2019
2018	101	FV	65,600	0	1,340.	73,200	138,800	138,800	Year End Roll	12/20/2017
2017	101	FV	65,600	0	1,340.	69,000	134,600	134,600	Year End Roll	1/3/2017
2016	101	FV	65,600	0	1,340.	63,500	129,100	129,100	Year End	1/4/2016
2015	101	FV	62,000	0	1,340.	59,400	121,400	121,400	Year End Roll	12/11/2014
2014	101	FV	62,000	0	1,340.	54,700	116,700	116,700	Year End Roll	12/16/2013
2013	101	FV	62,000	0	1,340.	54,700	116,700	116,700		12/13/2012

PRINT

Date	Time
12/11/20	03:38:03

LAST REV

Date	Time
09/17/20	10:08:18
mmcmakin	
13713	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER JAKE T &	74365-425	1	3/27/2020	Portion-Asst	825,000	No	No		
WAYSHVILLE KEIT	68409-214		11/15/2016	Portion-Asst	749,900	No	No		
SUIT NELSON,	64480-530		11/7/2014		548,000	No	No		
ALOISIO LEO J	35787-417		6/28/2002	Deed Restric	418,000	No	No		
	8336-487		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	TTL REFUSAL	BS	Barbara S
10/22/2008	Meas/Inspect	355	PATRIOT
10/26/2000	Hearing N/C		
12/14/1999	Meas/Inspect	276	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117910
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1340		Sq. Ft.	Site		0	70.	1.03	6			Other	-70					96,642						96,600	

Total AC/HA: 0.03076 | Total SF/SM: 1340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 96,642 | Spl Credit | Total: 96,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	70.	%
Override:			%
	Total:	79.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	174.179
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393317
Depreciation:	311900
Depreciated Total:	81417

COMMENTS

PART IN LEXINGTON.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

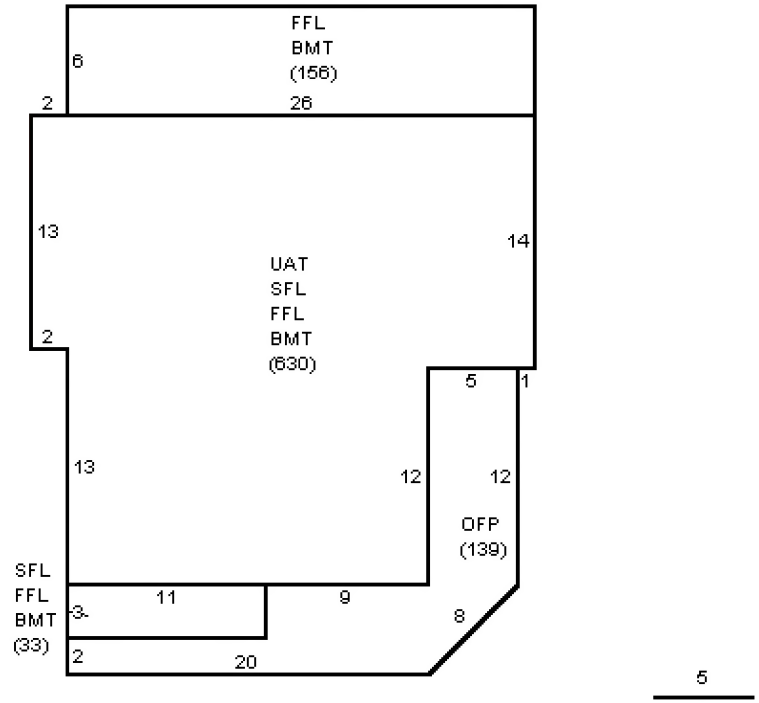
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.18
Special Features:	0	Val/Su Net:	31.33
Final Total:	81400	Val/Su SzAd	54.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	819	52.250	42,796
FFL	First Floor	819	174.180	142,653
SFL	Second Floor	663	174.180	115,481
UAT	Upper Attic	158	69.670	10,973
OFP	Open Porch	139	28.160	3,914

Net Sketched Area:	2,598			Total:	315,817
Size Ad	1482	Gross Are	3070	FinArea	1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	